



8 Shepherds Way, Horsham, RH12 4LS  
£475,000

**MANSELL**  
**McTAGGART**  
Trusted since 1947

- 4 double bedrooms
- Greatly improved and well presented semi detached chalet bungalow
- West facing garden
- Driveway for 2 vehicles
- Air conditioning to 3 bedrooms
- Studio/office with power
- Popular residential location
- Close to transport links, shops, walks and schools

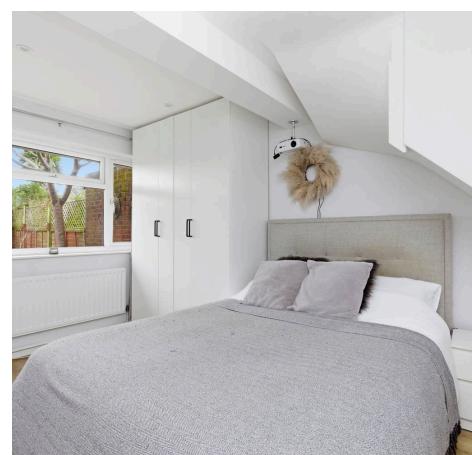
A beautifully presented and greatly improved 4 double bedroom semi detached chalet bungalow, built in the 1960s with driveway for 2 vehicles, west facing garden and timber framed studio with power.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A beautifully presented and greatly improved 4 double bedroom semi detached chalet bungalow, built in the 1960s with driveway for 2 vehicles, west facing garden and timber framed studio with power.

The property is situated on a popular residential road, within easy access of the railway station, excellent schools, shopping facilities and stunning country walks.

The accommodation comprises: entrance hallway, sitting/dining room with fireplace and kitchen refitted with an attractive range of selection of cream units, cherry wood work surfaces and space for domestic appliances.

From the inner hallway there is a double sized guest bedroom with air conditioning and wardrobes, further double sized bedroom with doors onto the garden and modern bathroom.

The stairs rise to the first floor which offers 2 great sized bedrooms with air conditioning and a further room with plumbing in readiness for a shower room.

Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the loft).

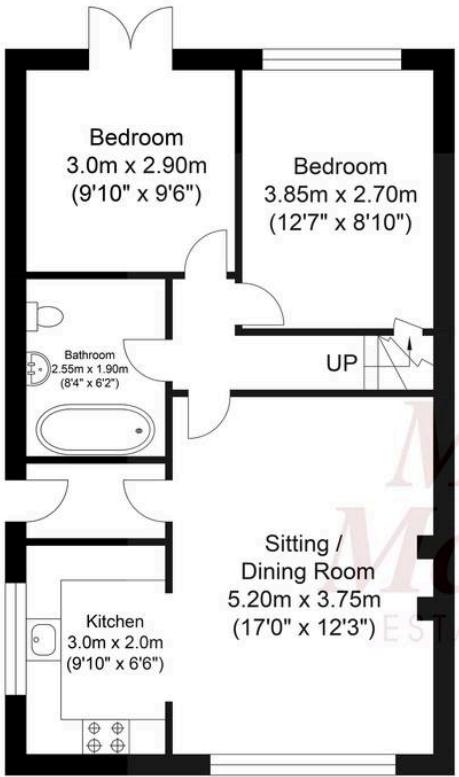
A driveway provides parking for 2 vehicles and there is an opportunity to widen the drive, if required.

The 40' x 30' private west facing garden offers an excellent degree of privacy and is predominantly lawned with a paved patio and side access.

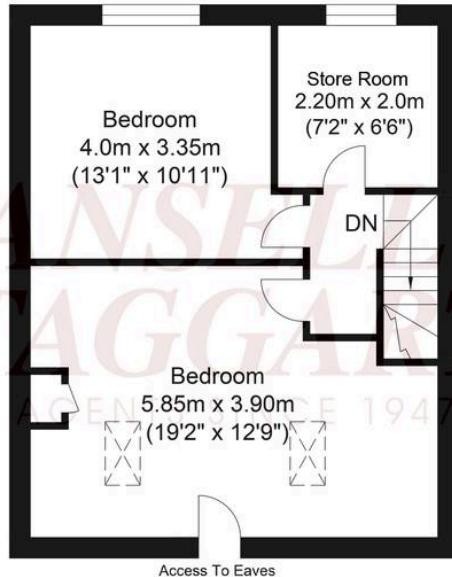
A 12'3 x 9'10 timber framed studio with power is an ideal family room or office.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

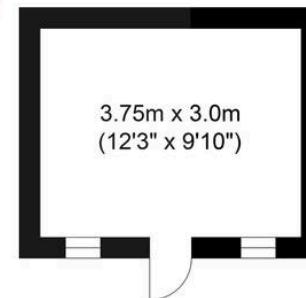




Ground Floor  
Approximate Floor Area  
618.81 sq ft  
(57.49 sq m)



First Floor  
Approximate Floor Area  
462.84 sq ft  
(43.0 sq m)



Outbuilding  
Approximate Floor Area  
121.09 sq ft  
(11.25 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 100.49 sq m / 1081.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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